

ALICO CROSSING

FOR SALE • PREMIUM INTERSTATE LAND OPPORTUNITY
16541 THREE OAKS PKWY • FORT MYERS, FL 33912



94,500± VPD

THREE OAKS
DISTRIBUTION
CENTER 600,000 SF

FUTURE MOB



FUTURE
MULTIFAMILY
475± UNITS



MARRIOTT
STUDIO RES
124 ROOMS

PENDING SELF
STORAGE

THE
Centro
256± UNITS

TOWNEPLACE
SUITES
MARRIOTT

EXIT 128



PENDING QSR

THREE OAKS PKWY

DRIVE THRU COFFEE
ROADIES
PIT STOP



FLOOR
DECOR

HCA Florida
Healthcare



ALICO ROAD

47,000± VPD

CONTACT US:

TONY MANGIONE
Partner
239.334.3040
Tony.Mangione@TrinityCRE.com

KALEB GERALD
Associate
239.334.3040
Kaleb.Gerald@TrinityCRE.com



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2026 DEMOGRAPHICS ALICO CROSSING

	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	\$135,393	\$135,079	\$134,638
POPULATION	1,256	33,272	83,549
EMPLOYMENT DENSITY	1,564	12,748	42,615

PROPERTY FEATURES

PRICE	\$1,900,000
AVAILABLE	OP 2: 1.91± AC
PERMITTED USES	General Commercial, Retail, Medical & Office
LOCATION	The subject site is located on the NWQ of I-75 & Alico Rd in Fort Myers, FL. The Site Exhibits visibility along I-75 at exit 128, and is located within close proximity to US 41.



TrinityCRE.com
9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928
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16541 THREE OAKS PKWY • FORT MYERS, FL 33912

LOGISTICS INDUSTRIAL
442,000± SF

THREE OAKS
DISTRIBUTION
CENTER 600,000 SF

PENDING GROCER

Three Oaks Mkt Pl

PENDING
OSR

THREE OAKS PKWY

THREE OAKS PKWY

ORTHOPEDIC
MEDICAL
BUILDING

MOB

SELF STORAGE

FUTURE MULTIFAMILY
475± UNITS

THE Centro
256± UNITS

FLOOR
DECOR

TOWNEPLACE
SUITES
MARRIOTT

HCA Florida
Healthcare

NEO
GENOMICS

AHT
ADVANCED HURRICANE TECHNOLOGY

FRANTZ
EyeCare

SCOTTLINN

INTERSTATE
75

94,500± VPD

93

INTERSTATE
75

Interstate Comm

Alico Rd

ALICO RD

47,000± VPD



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MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK